142.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,900 / 811,900
					USE VALUE:	811,900 / 811,900
					ASSESSED:	811,900 / 811,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINSLOW RICHARD K JR
Owner 2:	WINSLOW ANDREA P
Owner 3:	
Street 1:	63 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2700 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	371,900	4,500	435,500	811,900
Total Card	0.117	371,900	4,500	435,500	811,900
Total Parcel	0.117	371,900	4,500	435,500	811,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.73 | /Parcel: 300.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,900	4500	5,100.	435,500	811,900	811,900	Year End Roll	12/18/2019
2019	101	FV	284,000	4700	5,100.	408,300	697,000	697,000	Year End Roll	1/3/2019
2018	101	FV	284,000	4700	5,100.	337,500	626,200	626,200	Year End Roll	12/20/2017
2017	101	FV	284,000	4700	5,100.	310,300	599,000	599,000	Year End Roll	1/3/2017
2016	101	FV	284,000	4700	5,100.	283,100	571,800	571,800	Year End	1/4/2016
2015	101	FV	267,700	4900	5,100.	277,600	550,200	550,200	Year End Roll	12/11/2014
2014	101	FV	267,700	4900	5,100.	258,000	530,600	530,600	Year End Roll	12/16/2013
2013	101	FV	267,700	4900	5,100.	245,500	518,100	518,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANK BOSTON	28684-282		6/9/1998		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	109	Solar Pa	10,000	C				
7/9/2019	1021	Heat App	10,426	C				
6/20/2013	892	Re-Roof	6,540					

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
11/7/2008	Meas/Inspect	355	PATRIOT
12/14/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	80.	1.07	9			Topo	-5					435,480						435,500	

Total AC/HA: 0.11708 | Total SF/SM: 5100 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 435,480 | Spl Credit | Total: 435,500

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 91153
GIS Ref:
GIS Ref:
Insp Date: 11/07/08

!10944!

PRINT

Date	Time
12/11/20	01:10:42

LAST REV

Date	Time
03/17/20	11:15:33

danam

PAT ACCT.: 10944

USER DEFINED

Prior Id # 1:	91153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19945049
Const Adj.:	1.01484895
Adj $ / SQ:	158.244
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456882
Depreciation:	84980
Depreciated Total:	371902

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

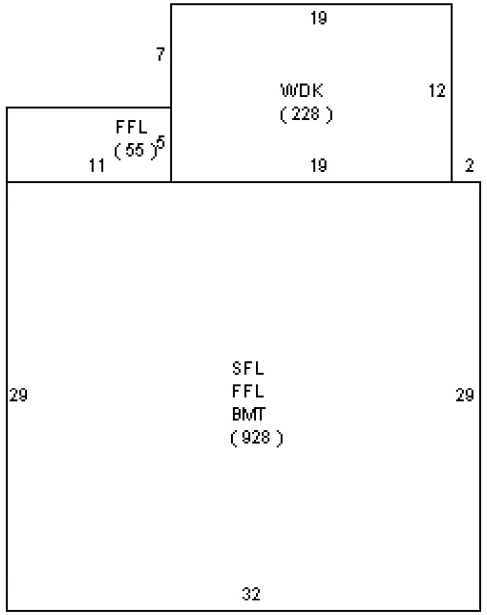
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.24
Special Features:	0	Val/Su Net:	121.26
Final Total:	371900	Val/Su SzAd	194.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	983	158.240	155,554
BMT	Basement	928	80.360	74,574
SFL	Second Floor	928	158.240	146,850
WDK	Deck	228	10.540	2,403

Net Sketched Area:	3,067	Total:	379,381
Size Ad	1911	Gross Are	3067	FinArea	2700
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1970	22.72	T	39.2	101			4,500			4,500
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500